

013.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

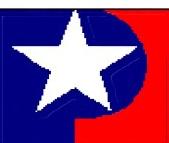
882,500 / 882,500

USE VALUE:

882,500 / 882,500

ASSESSED:

882,500 / 882,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
12-14		MARGARET ST, ARLINGTON

OWNERSHIP

Unit #:	
Owner 1:	MARSHALL MICHELLE D & JOSEPH M
Owner 2:	
Owner 3:	

Street 1: 72 VARNUM ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: MARSHALL MICHELLE D & JOSEPH M -

Owner 2: -

Street 1: 14 MARGARET ST

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 5,023 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1935, having primarily Vinyl Exterior and 2342 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5023		Sq. Ft.	Site		0	80.	1.14	1									456,551						456,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5023.000	425,900		456,600	882,500		9877
							GIS Ref
							GIS Ref
							Insp Date
							02/24/18

PREVIOUS ASSESSMENT								Parcel ID	013.0-0001-0003.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	426,000	0	5,023.	456,600	882,600	882,600	Year End Roll	12/18/2019
2019	104	FV	329,500	0	5,023.	485,100	814,600	814,600	Year End Roll	1/3/2019
2018	104	FV	329,500	0	5,023.	353,800	683,300	683,300	Year End Roll	12/20/2017
2017	104	FV	308,500	0	5,023.	308,200	616,700	616,700	Year End Roll	1/3/2017
2016	104	FV	308,500	0	5,023.	262,500	571,000	571,000	Year End	1/4/2016
2015	104	FV	274,100	0	5,023.	256,800	530,900	530,900	Year End Roll	12/11/2014
2014	104	FV	274,100	0	5,023.	211,200	485,300	485,300	Year End Roll	12/16/2013
2013	104	FV	285,500	0	5,023.	200,900	486,400	486,400		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARSHALL MICHEL	63758-210		6/16/2014	Convenience		1	No	No	
COUSINO BARBARA	63661-445		5/27/2014	Convenience		1	No	No	
	10624-434		8/31/1964			No	No	N	

BUILDING PERMITS											ACTIVITY INFORMATION										
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name									
12/2/2014	1634	Porch	10,856					Remove existing fr	2/24/2018	MEAS&NOTICE	BS	Barbara S									
10/22/2009	1029	New Wind	18,000						5/7/2009	Measured	372	PATRIOT									
7/20/1998	493	Manual	5,500					REPLACE PORCHES	9/24/1999	Meas/Inspect	163	PATRIOT									
									10/1/1981		TF										

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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EXTERIOR INFORMATION						BATH FEATURES			COMMENTS			SKETCH					
Type:	13 - Multi-Garden		Full Bath	2	Rating:	Average											
Sty Ht:	2A - 2 Sty +Attic		A Bath:	Rating:													
(Liv) Units:	2	Total:	2	3/4 Bath:	Rating:												
Foundation:	2 - Conc. Block		A 3QBth:	Rating:													
Frame:	1 - Wood		1/2 Bath:	Rating:													
Prime Wall:	4 - Vinyl		A HBth:	Rating:													
Sec Wall:			OthrFix:	Rating:													
Roof Struct:	1 - Gable		OTHER FEATURES														
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:			Average									
Color:	GREEN		A Kits:	Rating:													
View / Desir:			Fpl:	Rating:													
GENERAL INFORMATION						WSFlue:	Rating:										
Grade:	C - Average		CONDOS INFORMATION														
Year Blt:	1935	Eff Yr Blt:	Location:														
Alt LUC:			Total Units:														
Jurisdct:			Floor:														
Const Mod:			% Own:														
Lump Sum Adj:			Name:														
INTERIOR INFORMATION						DEPRECIATION						REMODELING			RES BREAKDOWN		
Avg Ht/FL:	STD		Phys Cond:	AV - Average	31.	%	Exterior:				No Unit	RMS	BRS	FL			
Prim Int Wall:	2 - Plaster		Functional:				Interior:				2	5	2				
Sec Int Wall:			Economic:				Additions:										
Partition:	T - Typical		Special:				Kitchen:										
Prim Floors:	4 - Carpet		Override:				Baths:										
Sec Floors:	3 - Hardwood	40%	Total:	31	%	Plumbing:											
Bsmnt Flr:	12 - Concrete					Electric:											
Subfloor:						Heating:											
Bsmnt Gar:						General:											
Electric:	3 - Typical																
Insulation:	2 - Typical																
Int vs Ext:	S																
Heat Fuel:	1 - Oil																
Heat Type:	5 - Steam																
# Heat Sys:	2																
% Heated:	100		% AC:														
Solar HW:	NO		Central Vac:	NO													
% Com Wall:			% Sprinkled:														
MOBILE HOME						Make:				Model:				Serial #:			
SPEC FEATURES/YARD ITEMS						Year:				Color:				PARCEL ID:	013.0-0001-0003.0		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N		Total Yard Items:				Total Special Features:				Total:							